



SCALE: 1" = 40'

VERTICAL DATUM

NAVD 88

BENCHMARK

BENCHMARK BASED ON A DAVID EVANS AND ASSOCIATES SURVEY FOR KING COUNTY AND THE CITY OF ISSAQUAH IN 1988. BENCHMARK HELD WAS STATION "TEL", ORIGINAL ELEVATION (NGVD 29) = 502.90 HAS BEEN CONVERTED TO NAVD 88 BY CORPSON V5.11. CONVERTED ELEVATION OF STATION "TEL" = 506.52 (NAVD 88)

BASIS OF BEARINGS

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REFERENCES

1. FINAL PLAT OF FOREST HEIGHTS, RECORDED IN VOLUME 277 OF PLATS, PAGES 46-49, RECORDED UNDER RECORDING NUMBER 20170404001234, RECORDS OF KING COUNTY, WASHINGTON.

LEGAL DESCRIPTION

TAX PARCEL 259754-0330
TRACT 1 OF THE CITY OF ISSAQUAH FPI5-0001, FINAL PLAT OF FOREST HEIGHTS, RECORDED IN VOLUME 277 OF PLATS, PAGES 46-49, RECORDED UNDER RECORDING NUMBER 20170404001234, RECORDS OF KING COUNTY, WASHINGTON.

RESTRICTIONS

1. THIS SITE IS SUBJECT TO RESERVATIONS AND RECITALS CONTAINED IN THE DEED AS DISCLOSED BY INSTRUMENT RECORDED ON SEPTEMBER 19, 1918 AND NOVEMBER 29, 1927 UNDER KING COUNTY RECORDING NUMBER 1246074 AND 2425822. (NOTED HERE)
2. THIS SITE IS SUBJECT TO AN INGRESS AND EGRESS EASEMENT AND RIGHTS INCIDENTAL HERETO AS DISCLOSED BY INSTRUMENT RECORDED ON FEBRUARY 28, 1968 UNDER KING COUNTY RECORDING NUMBER 6310435, AND AMENDED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20060822000709. (SHOWN HEREON)
3. THIS SITE IS SUBJECT TO AN AGREEMENT FOR CLUSTER HOUSING DEVELOPMENT AND THE TERMS AND CONDITIONS THEREOF AS DISCLOSED BY INSTRUMENT RECORDED ON SEPTEMBER 24, 2012 UNDER KING COUNTY RECORDING NUMBER 20120924000896. (NOTED HERE)
4. THIS SITE IS SUBJECT TO A PERMANENT & TEMPORARY CONSTRUCTION EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED ON MAY 21, 2015 UNDER KING COUNTY RECORDING NUMBER 20150521001182. (SHOWN HEREON)
5. THIS SITE IS SUBJECT TO A GAS AND ELECTRIC UTILITY EASEMENT FOR PUGET SOUND ENERGY INC AS DISCLOSED BY INSTRUMENT RECORDED ON AUGUST 12, 2016 UNDER KING COUNTY RECORDING NUMBER 20160812001913. (UNABLE TO PLOT HEREON)
6. THIS SITE IS SUBJECT TO DEVELOPER SALES AGREEMENT FOR AFFORDABLE UNITS AS DISCLOSED BY INSTRUMENT RECORDED ON DECEMBER 7, 2016 UNDER KING COUNTY RECORDING NUMBER 20161207001296. (NOTED HERE)
7. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTER, IF ANY, AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20170404001234. (NOTED HERE)
8. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, AS DISCLOSED BY INSTRUMENT RECORDED ON APRIL 4, 2017 UNDER KING COUNTY RECORDING NUMBER 20170404001235. (NOTED HERE)

NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 0096426-16, 3RD GUARANTEE, DATED JULY 11, 2017. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED CHICAGO TITLE COMMITMENT 0096426-16. CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING IN JULY, 2017. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JULY, 2017.
3. PROPERTY AREA = 337,716± SQUARE FEET (7.7529± ACRES).
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

LEGEND

- | | | | |
|---|---------------------|-----|----------------|
| ● | SEWER MANHOLE | W-2 | WETLAND FLAG |
| ■ | CATCH BASIN TYPE I | W-6 | STREAM FLAG |
| ○ | CATCH BASIN TYPE II | | |
| ⊙ | STORMDRAIN MANHOLE | ● | DECIDUOUS TREE |
| ■ | STORMDRAIN CLEANOUT | ★ | CONIFER TREE |
| ^ | CULVERT END | | |
| ⊗ | FIRE HYDRANT | | |
| × | WATER VALVE | | |
| ⊞ | WATER METER | | |
| ⊞ | GAS VALVE | | |
| ⊞ | ROCKERY | | |

DATE	2018-05-07
DESIGNED	DJS
DRAWN	DJS
APPROVED	LAFE B HERMANSEN
PROJECT NUMBER	18087

BOUNDARY AND TOPOGRAPHIC SURVEY

NW JAMES BUSH ROAD

JOSEPH AMEDSON

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ISSAQUAH, WA 98027

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CORE DESIGN

ENGINEERING • PLANNING • SURVEYING